

WORKSESSION

CITY OF MANISTEE PLANNING COMMISSION

70 Maple Street, Manistee, Michigan 49660

Thursday, February 15, 2001

7:00 p.m. - Council Chambers, City Hall

AGENDA

The City of Manistee Planning Commission will hold a worksession on Thursday, February 15, 2001 at 7:00 p.m. in the Council Chambers, City Hall, 70 Maple Street, Manistee, Michigan.

- I Roll Call

- II Public Participation:

- III Unfinished Business and Reports:
 Master Plan Update

- IV New Business and Communications:

- V Adjourn.

MEMORANDUM

TO: Planning Commission Members

FROM: Jon R. Rose
Community Development

DATE: February 9, 2000

RE: Worksession February 15, 2001

The February Worksession has been scheduled for Thursday, February 15, 2001 at 7:00 p.m. Langworthy, Strader, LaBlanc will be in attendance. We will continue our work on updating the Master Plan.

We will be reviewing the handouts from LSL. Please bring the handouts with you along with names of people in the community that you would like LSL to interview.

See you at the Worksession!!

cc: City Council

PROJECT SCHEDULE

TASKS	MONTHS											
	1	2	3	4	5	6	7	8	9	10	11	12
Start-up Mtg.												
Data Collection												
Field Survey												
Worksession												
Focus Group												
Issues												
Analysis												
Mapping												
Vision & Goals												
Worksession												
Draft Plan												
Plan Review												
Public Hearing												
Final Plan												

Goals From 1988 Development Plan

Please comment and be prepared to discuss for next Planning Commission Workshop:

- ☐ Are these goals still valid?
- ☐ Has there been substantial progress toward them or realization?
- ☐ Do they need to be expanded, modified, restated?

GOALS OF MANISTEE

Every citizen has a stake in the future of Manistee. It is only natural that individuals will have different values and will thus want to accomplish a wide range of goals and objectives for their community. The important factor is not that citizens have differences, but that they want to contribute to their community's future growth and development. The objective of this chapter of the Manistee Development Plan is to set goals and objectives for the community that promote the public interest; the interest of the community at large, rather than the interests of individuals or special groups within the community. No statement of community goals, however carefully and analytically developed, will be equally relevant at all times. Economic changes, the movement of people and businesses, the availability of leisure time and early retirement are a few examples of physical and social changes that can affect the communities goals. The following goals are a point of beginning and will need to be reviewed and amended on a regular basis as the community grows, objectives are accomplished and the community needs and aspirations change.

QUALITY OF LIFE:

To preserve the unique amenities which contribute to the quality of life in Manistee including the abundant water frontage, the public parks and facilities, the small town character and the historic uniqueness that contribute to the desirable living environment of the community.

POPULATION GROWTH:

To implement programs and policies that will stimulate and encourage population growth within the City to reverse the eighty year trend of population decline that has adversely impacted on the economic vitality of the community.

ECONOMY:

To support existing industrial and commercial enterprises that are making a valuable contribution to the community's economy; to promote incentives that will encourage expansion of these existing businesses; and to provide programs and incentives that will encourage the relocation of those industrial and commercial enterprises which expand and diversify the existing economic base.

TRANSPORTATION:

To ensure that the transportation network of the Manistee area is improved and maintained to better serve the current and future needs of the community without adversely affecting the development of its limited land resources to its highest and best use.

WATERFRONTAGE:

To develop plans and programs for the orderly and appropriate development of the valuable and abundant lake and river frontage so that these unique community assets become the trademark of the New Manistee. ↑

CENTRAL BUSINESS DISTRICT:

To encourage private and public improvements in the Central Business District and develop this area into a regional shopping/business center with convenient vehicular and pedestrian access.

AESTHETICS:

To initiate programs, policies and ordinances that will address the aesthetic issues of signage, landscaping, street-scape, maintenance, and other issues that affect the overall appearance of the community and play important role in establishing the community's new image.

HISTORIC PRESERVATION:

To support the community's continuing interest in preserving the historically significant structures in the city and assist both public and private efforts toward this end.

TOURISM:

To respond to the needs of Michigan's second largest industry, tourism, by developing programs, activities and facilities that will attract a larger share of this growing industry to the Manistee area.

HOUSING:

To develop portions of the City's vacant land resource for second home and retirement home opportunities to stimulate population growth and provide a broader selection of housing opportunities within the City.

CULTURAL:

To maintain existing cultural facilities and to promote the expansion of cultural opportunity and activities in an effort to encourage artist, writers and performers to settle in Manistee or use the area as a base of operation.

SERVICES:

To improve the delivery of City services and functions in an effort to make Manistee a model city with a community pride that is obvious to even the casual and infrequent visitor.

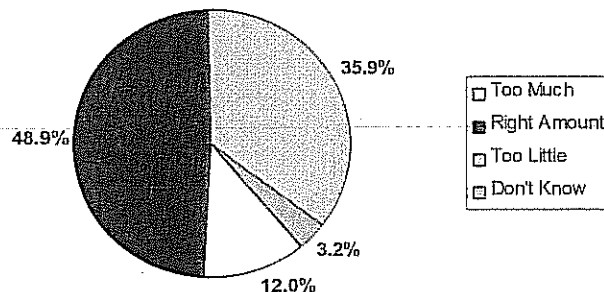
RESOURCE MANAGEMENT:

To ensure that the city's land and capital resources are used wisely and in a manner which makes Manistee economically viable and the City an attractive place to live for present and future generations.

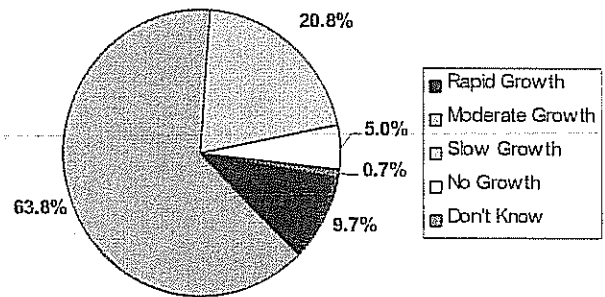
1999 Citizen Attitude Survey Results

In general, the responses indicate that residents are somewhat pleased with the pace of recent development, and feel that a "modest" pace of growth makes the most sense. At the opposite extremes, only 9.7% and 5.7% of respondents feel that the City should embrace of policy of rapid or slow/no growth respectively.

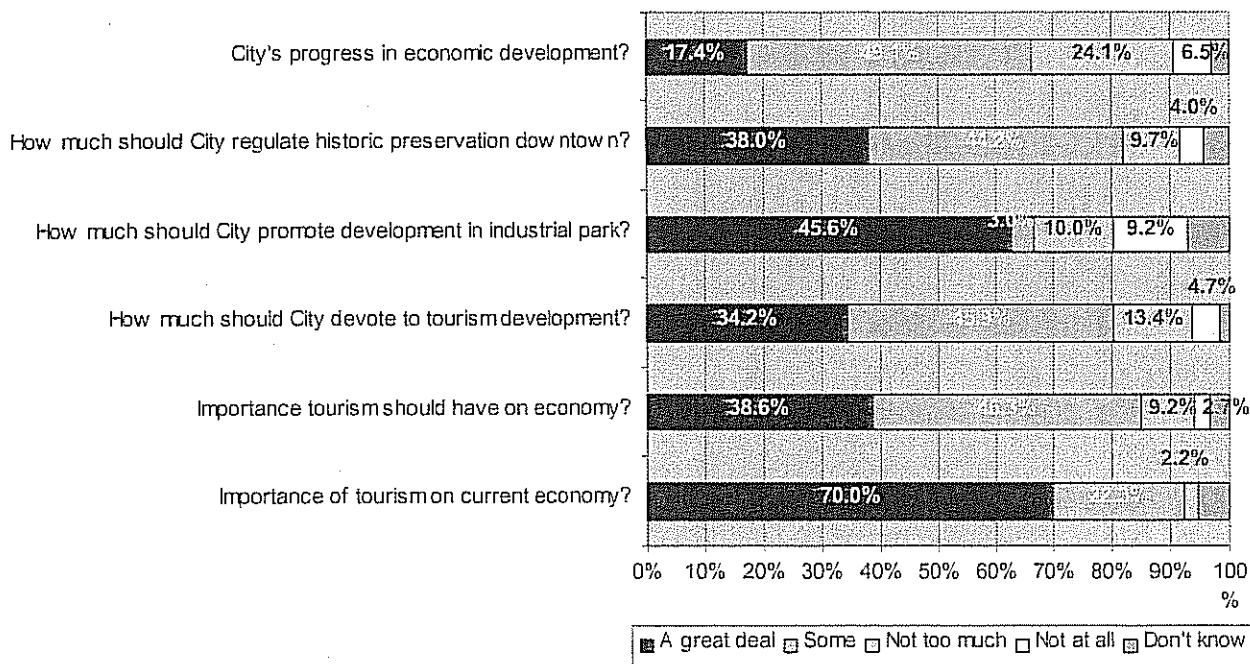
Attitudes Toward Growth in Past 5 Years
1999 Citizen Survey



Preference for Growth
1999 Citizen Survey



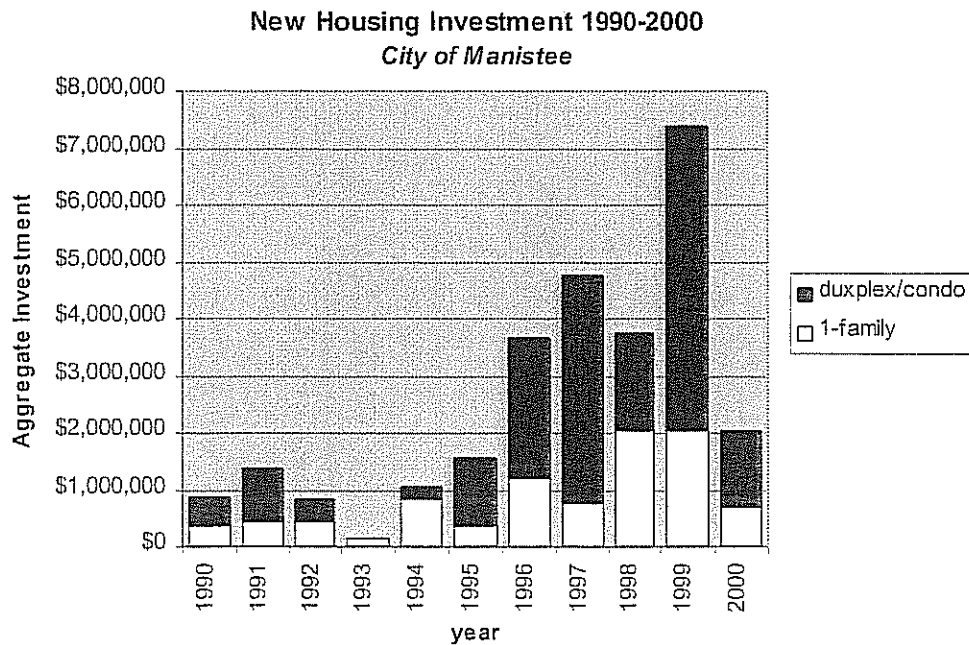
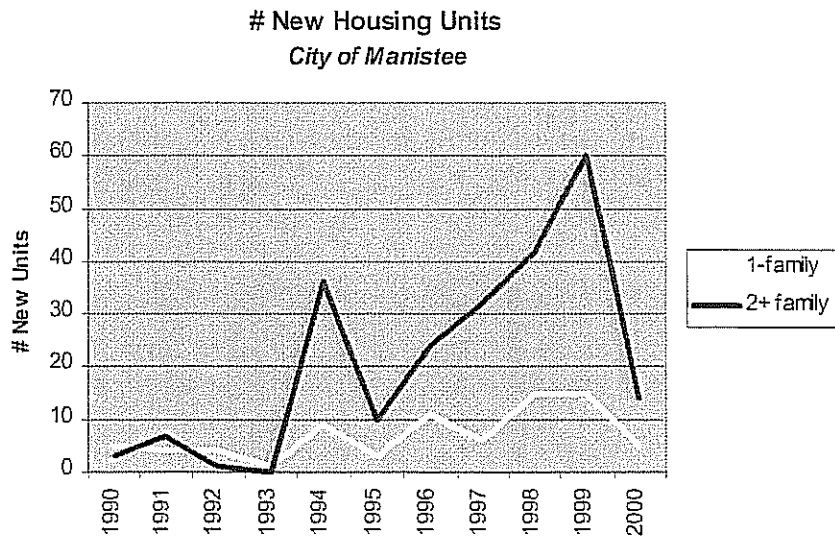
Attitudes Toward Economic Development and Tourism
City of Manistee 1999 Citizen Survey



As shown above, most residents would like to see more progress in economic development. Although tourism is seen as an important component of the local economy, the survey responses indicate that economic balance and diversification are important development goals.

Analysis of New Housing 1990-2000

Housing data indicate that during the latter part of the 1990s, the City experienced a dramatic increase in the number of housing units constructed, with 'condo' type development leading the way.



Neighborhood Identification Exercise

This exercise is for the purpose of identifying the existing neighborhood *structure* of the City. The information will be used to help "break down" the City into manageable pieces for the upcoming neighborhood planning meetings.

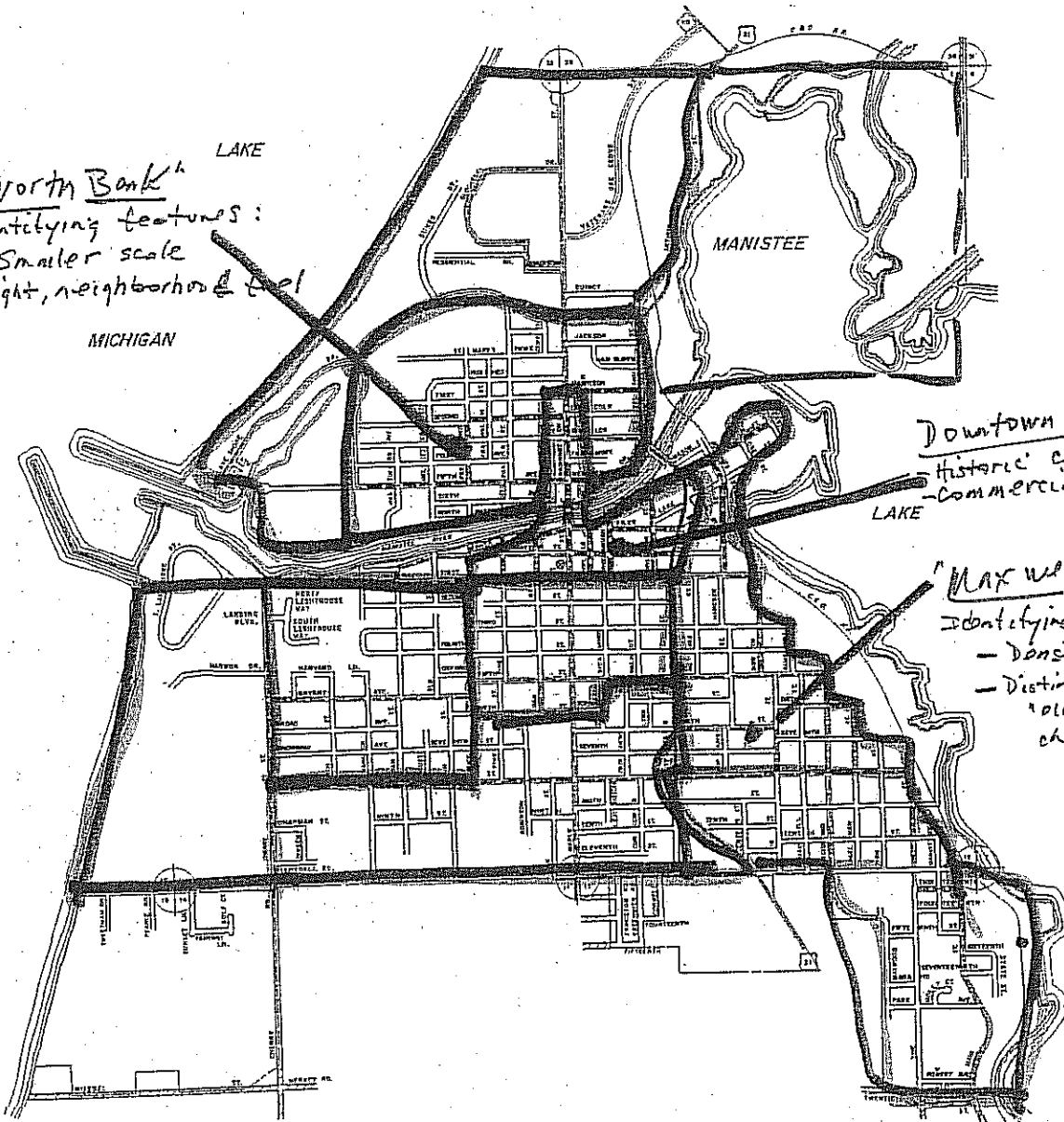
For the next Planning Commission workshop:

- ☐ Based on your own interpretation of the City, please draw district boundaries for each neighborhood in Manistee (see example, attached).
- ☐ If possible, attempt to name each neighborhood (i.e. Maxwell Town, North Bank etc.)
- ☐ Describe 1 or 2 identifying characteristics of the neighborhood that distinguish it from other areas.
- ☐ Make sure that all of the City is labeled including parks, industrial and commercial areas.
- ☐ Make sure that neighborhood boundaries are clearly marked. (Boundaries may consist of major streets, land forms, changes of land use, change of neighborhood character and scale or any variation)
- ☐ Please be legible but don't worry about neatness or artfulness (color coding the districts may be helpful).

CITY OF
MANISTEE
MANISTEE COUNTY
T 21 N - R 16 E 17 W
POP. 6,734 - 1990 CENSUS
STREET SYSTEMS
THE MICHIGAN HIGHWAY LAW,
PUBLIC ACT 51 OF 1951, AS AMENDED

Sample

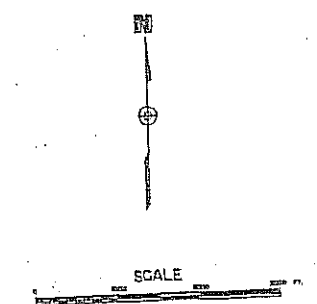
"North Bank"
Identifying features:
- Smaller scale
- Tight, neighborhood feel



Downtown (CBD)
Historic core
Commercial center

"Maxwell Town"
Identifying features
- Dense housing
- Distinctive "old town" character.

- LEGEND**
- COUNTY LINE
 - CORPORATE LIMITS
 - STREET SYSTEMS**
 - STATE TRUNKLINE
 - COUNTY PRIMARY
 - COUNTY LOCAL
 - MAJOR STREET
 - LOCAL STREET
 - ADJOINING CITY OR VILLAGE STREET
 - CITY OFFICES



APPROVED	
10.00 MILES OF MAJOR STREET	
30.00 MILES OF LOCAL STREET	
FOR THE PERIOD	
7-01-96 TO 6-30-99	
BY	
<i>Richard J. Junttila</i>	
ACT 51 CERTIFICATION ENGINEER	
DN	
7-1-98	
DATE OF APPROVAL	